

HEALTH DEPARTMENT CERTIFICATION

DEH CONTROL NUMBER VPM028
EACH PARCEL IS APPROVED FOR A STANDARD SEPTIC TANK CONNECTED TO 4 FEET OF LEACH LINE TO SERVE A 3 BEDROOM DWELLING; PROVIDED THE ORIGINAL SOIL IS NOT DISTURBED IN ANY WAY, SUCH AS CUTTING, FILLING OR RIPPING. THIS DOES NOT CONSTITUTE APPROVAL FOR COMMERCIAL ESTABLISHMENTS.

- * Parcel 1 - 450' leachline, 3' trench, + 100% reserve area
- Parcel 2 - 410' leachline, 5' trench, + 100% reserve area
- Parcel 3 - 360' leachline, 3' trench, + 100% reserve area
- Parcel 4 - 390' leachline, 5' trench, + 100% reserve area

See data and recommendations under Dennis Gonya & Joe Preski, by Gary Maxwell REHS#3962.
All lots are to be served by individual private well.
Scott Walker for Gary Erbeck, Director, DEH
11-27-02

ALL PARCELS SHALL HAVE A LAYOUT OF THE SEWAGE DISPOSAL SYSTEM, PROPOSED STRUCTURES, CUTS AND FILLS APPROVED BY THE SAN DIEGO DEPARTMENT OF ENVIRONMENTAL HEALTH PRIOR TO THE APPROVAL OF THE BUILDING PERMIT AND/OR ISSUANCE OF A SEPTIC TANK PERMIT. AN ADDITIONAL EXPANSION AREA OF 100% OF THE TANK TILE AREA SHALL BE PROVIDED BY GRAVITY FLOW FOR THE POTENTIAL EXPANSION IN THE EVENT OF FAILURE.

This certification does not imply all conditions pursuant to the Resource Protection Ordinance and the Groundwater Ordinance have been met. The Department of Planning and Land Use should be consulted during the application of these ordinances to this project. Any resultant changes to the septic system design(s) must be re-evaluated by the Department of Environmental Health.

ALSO SEE ONSITE WASTE WATER DISPOSAL SYSTEM DESIGN BY WILLIAM A. SNIPES, RCE.

DETAILED LAYOUTS MUST BE SUBMITTED TO DEH PRIOR TO SEPTIC PERMIT ISSUANCE FOR BOTH PARCELS. PUMP SYSTEM DESIGN SPECIFICATIONS MUST BE PROVIDED FOR PARCEL 1 AS PART OF THE LAYOUT SUBMITTAL. STEEP SLOPE POLICY MUST BE APPLIED TO THE DESIGN AND INSTALLATION OF ALL LEACH LINES, WHERE APPLICABLE.
SCOTT ROSECRANS
EHS III, REHS

WAIVERS REQUESTED:

WAIVERS OF PRIVATE ROAD STANDARD CONDITIONS TO ALLOW THE FOLLOWING:

- 1. 60 FOOT CENTERLINE RADIUS OF PRIVATE ROAD.
- 2. MAXIMUM GRADE OF 20%.
- 3. LENGTH OF 20% GRADE MAY EXCEED 300 FEET.

SLOPE CATEGORIES

PARCEL 1:

LESS THAN 25% SLOPE	8.35 AC.	39.2%
GREATER THAN 25% SLOPE	12.93 AC.	60.8%
TOTAL	21.28 AC.	100.0%
MAX. ALLOWABLE ENCROACHMENT	1.29 AC.	10.0% OF STEEP SLOPE
ENCROACHMENT	0.74 AC.	5.7%

PARCEL 2:

LESS THAN 25% SLOPE	3.01 AC.	17.1%
GREATER THAN 25% SLOPE	14.62 AC.	82.9%
TOTAL	17.63 AC.	100.0%
MAX. ALLOWABLE ENCROACHMENT	1.75 AC.	12.0% OF STEEP SLOPE
PROPOSED ENCROACHMENT	1.75 AC.	12.0%

SLOPE ANALYSIS

GRADE	%	AREA (ACRES)	DENSITY FORMULA
0% - 15%	6.36%	2.47	2.47 / 4 = 0.62
15% - 25%	10.49%	4.08	4.08 / 4 = 1.02
25% - 50%	58.16%	22.63	22.63 / 8 = 2.83
50% - >	24.99%	9.72	9.72 / 20 = 0.49
		TOTAL = 38.90 ACRES	TOTAL LOTS = 4.96

OPEN SPACE EASEMENT NOTES:

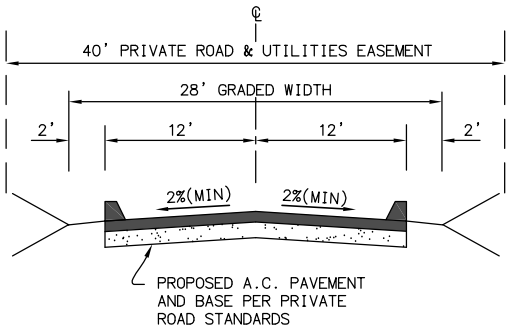
"A" EASEMENT - THIS PROPOSED OPEN SPACE EASEMENT IS FOR THE PRESERVATION OF STEEP SLOPES ONLY.

"B" EASEMENT - THIS PROPOSED OPEN SPACE EASEMENT IS FOR THE PRESERVATION OF STEEP SLOPES AND BIOLOGICAL RESOURCES.

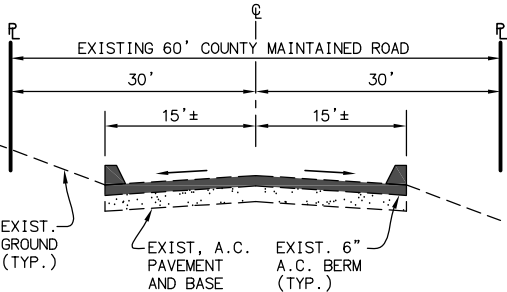
1. OWNER'S RESERVE THE RIGHT TO CONSTRUCT, INSTALL AND MAINTAIN WELLS, WATERLINES, SEPTIC DISPOSAL SYSTEMS, ELECTRICAL LINES (OVERHEAD AND UNDERGROUND) AND ANY ASSOCIATED APPURTENANCES OVER STEEP SLOPE OPEN SPACE EASEMENT ("A" EASEMENT).

EASEMENTS:

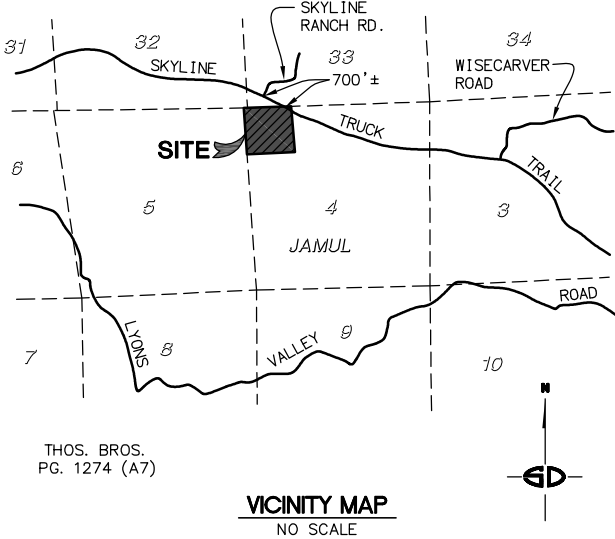
TO SAN DIEGO GAS & ELECTRIC COMPANY FOR GUY POLES AND/OR ANCHORS, RECORDED OCTOBER 28, 1980 AS FILE NO. 80-359431, O.R. EASEMENT AS SUCH THAT IT CANNOT BE PLOTTED.



TYPICAL SECTION - PRIVATE ROAD
NO SCALE



TYPICAL SECTION - SKYLINE TRUCK TRAIL
NO SCALE



TENTATIVE PARCEL MAP
COUNTY OF SAN DIEGO LAND DIVISION STATEMENT

OWNER'S CERTIFICATE: I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT, OF THE PROPERTY SHOWN ON THE TENTATIVE PARCEL MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE PARCEL MAP ARE SHOWN. THE BASIS OF CREATION OF THE LOTS IN OUR OWNERSHIP (E.G. PARCEL MAP, FINAL MAP, CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE 2/1/72) IS INDICATED ON THE TENTATIVE PARCEL MAP. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY. "FREEWAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAYS CODE, SHALL NOT BE CONSIDERED AS ROADS OR STREETS.

I FURTHER CERTIFY THAT I WILL NOT, BY THIS APPLICATION, CREATE OR CAUSE TO BE CREATED, OR WILL NOT HAVE PARTICIPATED IN THE CREATION OF MORE THAN FOUR PARCELS ON CONTIGUOUS PROPERTY UNLESS SUCH CONTIGUOUS PARCELS WERE CREATED BY MAJOR SUBDIVISION. FOR PURPOSES OF THIS CERTIFICATION, THE TERM "PARTICIPATED" MEANS HAVING COOPERATED WITH OR ACTED IN A PLANNING, COORDINATING OR DISCUSSION-MAKING CAPACITY IN ANY FORMAL OR INFORMAL ASSOCIATION OR PARTNERSHIP FOR THE PURPOSE OF DIVIDING REAL PROPERTY.

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

EXECUTED THIS 15TH DAY OF JULY, 2008, AT JAMUL, CALIFORNIA.

JOSEPH G. PRESKI & SAICHON PRESKI REVOCABLE TRUST DATED APRIL 9, 2002
DENNIS H. GONYA REVOCABLE TRUST DATED MARCH 8, 2002
16887 SKYLINE TRUCK TRAIL
JAMUL, CA 91935-3632

Joseph G. Preski
JOSEPH G. PRESKI, TRUSTEE

Saichon Preski
SAICHON PRESKI, TRUSTEE

Dennis H. Gonya
DENNIS H. GONYA, TRUSTEE

ASSESSOR'S PARCEL NUMBER: 599-051-04

TAX RATE AREA: 79002

LEGAL DESCRIPTION:

LOT 4 OF SECTION 4, TOWNSHIP 17 SOUTH, RANGE 2 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

REGIONAL PLAN DESIGNATION: RDA

COMMUNITY PLAN AREA: JAMUL/DULZURA

GENERAL PLAN DESIGNATION: NO. 18 - RESIDENTIAL

EXISTING ZONING: (SEE BOX)

PROPOSED ZONING: NO CHANGE

WATER: WELLS

SEWER: SEPTIC

FIRE DISTRICT: RURAL FIRE PROTECTION DISTRICT

SCHOOL DISTRICT: JAMUL-DULZURA UNION SCHOOL DISTRICT (K-8), GROSSMONT UNION HIGH SCHOOL DISTRICT (9-12)

ACCESS: SKYLINE TRUCK TRAIL, A COUNTY MAINTAINED ROAD

SITE ADDRESS: 16887 SKYLINE TRUCK TRAIL
JAMUL, CA 91935-3632

ASSOCIATED PERMITS: NONE

GRADING NOT PROPOSED AT THIS TIME

TOPOGRAPHY: SAN-LO AERIAL SURVEY DATED 08-22-89

SOLAR STATEMENT: ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING/COMMERCIAL/INDUSTRIAL/UNIT ALLOWED BY THIS SUBDIVISION.

APPLICANT: SAME AS OWNER

EXISTING AND PROPOSED ZONING

USE REGULATIONS		A72
NEIGHBORHOOD REGS.		0
DEVELOPMENT REGULATIONS	DENSITY	0.125
	LOT SIZE	8 AC
	BUILDING TYPE	C
	MAX. FLOOR AREA	--
	FLOOR AREA RATIO	--
	HEIGHT	G
	LOT COVERAGE	--
SPECIAL AREA REGS.	SET BACK	C
	OPEN SPACE	--

ENGINEER OF WORK
SNIPES-DYE ASSOCIATES
CIVIL ENGINEERS AND LAND SURVEYORS
8348 CENTER DRIVE, STE. G, LA MESA, CA 91942
TELEPHONE (619) 697-9234 FAX (619) 460-2033
William A. Snipes
WILLIAM A. SNIPES R.C.E. 50477
EXPIRES 06-30-09



STEEP SLOPE/OPEN
SPACE EASMT MAP
LOG NO. 03-19-002

TPM 20720 RPL-2
TENTATIVE PARCEL MAP

Snipes-Dye associates
civil engineers and land surveyors
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